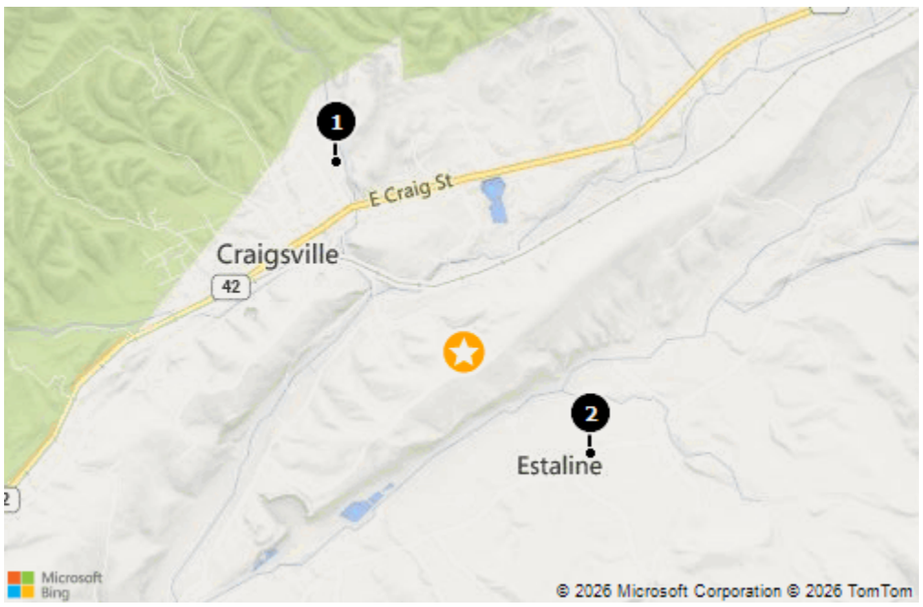
ICE SiteX Report

OrderID: 97902576

SiteX Property Information Report



Subject Property Location

61 STOKES LN, CRAIGSVILLE, VA 24430-2537

County:	**AUGUSTA VA**	Census Tract:	510150701.001030
Property Use:	Single Family Residential	Zoning:	GENERAL AGRICULTURE
Parcel Number:	070 37C	Thomas Bros Pg-Grid:	

Valuation

Value:	**$179,000**	FSD:	22	Common Confidence Score:	34
Value Range:	$139,620 - $218,380	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2024	Tax Rate Code Area:	PASTURES
Assd Land Value:	$45,000	Market Land Value:	$45,000	Tax Year:	2026
Assd Improvement:	$97,700	Market Improvment Value:	$97,700	Total Taxable Value:	$742
Total Assessed Value:	$142,700	Total Assessor Market Value:	$142,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 04
Abbreviated Description: 70-37C NEAR FORDWICK S OFF RT 685 0.95 ACRE
City/Muni/Twp: PASTURES

Property Characteristics

Lot Size:	41,382 SF	Bedrooms:	3	Pool:	
Building Area:	926 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Baseboard
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/30/2024	Sales Price:	$163,000
Document #:	240002617 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/23/2024		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/30/2024	Sales Price:	$163,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 04
Abbreviated Description: 70-37C NEAR FORDWICK S OFF RT 685 0.95 ACRE
City/Muni/Twp: PASTURES

Prior Transfer

Recording Date:	06/21/2013	Sales Price:	$5,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

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Area Sales Analysis

Total Area Sales	$469,000	Median # of Bedrooms	2.5
Median Lot Size	202,773 SF	Median # of Baths	1.5
Median Living Area	1,102 SF	Median Year Built	1974
Price Range - 2 Yrs	$169,000 to $300,000	Age Range	38 years to 66 years
Median Value	$234,500	Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.18Mi.	**114 BROOKHOLLOW RD CRAIGSVILLE, VA 24430-2039**	08/01/2025	$169,000	$178	948	4/2/1	1988	SF	
		APN: 061B 4 2 3 Document #: 250005491 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.75Mi.	**1535 ESTALINE VALLEY RD CRAIGSVILLE, VA 24430-2513**	07/01/2025	$300,000	$239	1255	5/3/2	1960	405,545 SF	
		APN: 070 44 Document #: 250004597 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**61 STOKES LN**	**04/30/2024**	$142,700	$142,700	926	6/3/1	1960	41,382 SF	
.34Mi.	**21 BROWN RIDGE LN**	**08/14/2007**	$124,500	$124,500	1,337	6/3/1	1942	7 SF	
.47Mi.	**150 LEHIGH RD**	**02/28/2014**	$281,200	$281,200	1,050	5/3/2	1999	19 SF	
.53Mi.	**52 LITTLE RIVER RD**	**05/04/2017**	$153,800	$153,800	1,507	6/3/1		3 SF	
.55Mi.	**53 LEHIGH RD**	**12/13/2004**	$373,100	$373,100	1,479	7/3/2	1991	18 SF	
.67Mi.	**47 LEHIGH RD**	**03/08/2019**	$235,600	$235,600	1,511	6/3/1	1977	6 SF	
.72Mi.	**511 BENNETT SPRINGS LN**	**07/28/2015**	$413,700	$413,700	1,552	6/3/2	2011	8 SF	
.74Mi.	**1714 ESTALINE VALLEY RD**	**05/29/2024**	$28,500	$28,500	797	5/2/1	1945	19,863 SF	
.74Mi.	**1680 ESTALINE VALLEY RD**	**11/02/1960**	$119,400	$119,400	1,598	8/3/1	1930	2 SF	
.75Mi.	**1678 ESTALINE VALLEY RD**	**07/29/2019**	$242,700	$242,700	1,433	4/3/2	1989	1 SF	
.75Mi.	**1535 ESTALINE VALLEY RD**	**07/01/2025**	$282,800	$282,800	1,255	5/3/2	1960	9 SF	
.8Mi.	**1658 ESTALINE VALLEY RD**	**04/09/2008**	$288,200	$288,200	1,421	5/4/3	1989	2 SF	
.8Mi.	**2149 TROXEL GAP RD**	**07/16/1993**	$235,700	$235,700	1,584	6/4/1	1994	2 SF	
.84Mi.	**2134 TROXEL GAP RD**	**01/01/1981**	$303,800	$303,800	1,488	5/3/2	1983	6 SF	
.84Mi.	**389 E CRAIG ST**	**03/20/2023**	$101,200	$101,200	1,085	6/2/1	1951	22,608 SF	
.84Mi.	**167 E RAILROAD AVE**	**04/30/2019**	$100,900	$100,900	1,065	7/3/2	1947	14,331 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	41.5 years old	Households:	285
Median Household Income:	$43,163	Households w/Family:	66%
Household Income Per Capita:	$24,470	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Augusta County Public Schools	Students:	10,130
Number of Schools:	19	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.06Mi.	**Craigsville Elementary School** Number of Students: 117 Student-Teacher Ratio: 9.75	D-	Public	PK - 5
14.26Mi.	**Beverley Manor Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
11.68Mi.	**Buffalo Gap High School** Number of Students: 410 Student-Teacher Ratio: 12.71 Advanced Placement: Yes	B	Public	9 - 12

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Flood Report

The Subject Property of **61 STOKES LN, CRAIGSVILLE, VA 24430-2537** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	51%	NOTABLY LOWER
BURGLARY	55%	NOTABLY LOWER
MOTOR VEHICLE THEFT	64%	NOTABLY LOWER
FORCIBLE ROBBERY	63%	NOTABLY LOWER
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	65%	NOTABLY LOWER
OVERALL	68%	NOTABLY LOWER

Disaster Alerts

1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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